



ASSOCIATION NEWSLETTER

June 1, 2010

FLYER FROM ENVIROSCAPING INCLUDED

Included in this newsletter is your copy of the flyer of our landscaper, Enviroscaping, regarding application of chemicals. Please take a minute to review.

RECYCLING FLYER ATTACHED

Attached is a flyer regarding recycling. The Association would like to thank Mike Ashby for putting this sheet together. A copy of this document has been posted at each trash enclosure to remind our residents.

EMAIL AUTHORIZATION FORM INCLUDED

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but state law requires certain documents to be mailed unless there is a written authorization.

If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or scanned and emailed. Thank you.

Feel free to call if you have questions.

BUILDING 7626 TO BE FUMIGATED FOR TERMITES IN SEPTEMBER

As part of the on-going upkeep, the Association will be fumigating Building 7626 for termites

sometime in early September. The project will require all units to be vacant for 3 days and 2 nights. While the Association is responsible for the cost of tenting, each unit is responsible for the cost of temporary relocation. As we get closer toward a date, more information will be given. Thank you in advance for your patience and cooperation.

EUCALYPTUS TREES DARKENED BY LERP PSYLID & BEETLES; TREATMENT BEING APPLIED

As you may notice, the eucalyptus trees around the complex have this darkened color to them. Unfortunately, the trees have lerp psylid which extract the sap out of the leaves. In addition, there is also a type of beetle which feeds on the leaves leaving a ragged edge. The Association has had approximately 100 trees treated. It will take about another month to see some improvement.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

NEWSLETTER BEING SENT VIA EMAIL (EMAIL ADDRESSES NEEDED)

In order to save our natural resources, cut waste, and reduce the Association expenses, the Association is sending out the monthly

newsletters via email. (It will continue to post the newsletters on its website). For those without computers, hard copies will continue to be sent.

Please send your email address to jamesn@bartlein.com to be put on the Association's address book. Please give us your name, unit address, and whether you are an owner or renter. Thank you.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Ms. E. Holmes & Mr. T. Scott

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and comply with the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for June 10, 2010, at 6:30PM at the Meeting Room in Bldg 7610. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

TO ALL OUR STUDENTS, HAVE A GREAT SUMMER!

Prepared by: **BARTLEIN & COMPANY, INC.** (805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: JamesN@bartlein.com

EMAIL AUTHORIZATION

The Association sends out newsletters, financial statements, meeting agenda, budgets, and other correspondence to its members. If you agree to receiving these documents by Email, you would:

1. Save the Association money which could reduce the need for fee increases.
2. Receive notifications more timely.
3. Reduce the impact on our natural resources by eliminating much of the paper required.
4. Reduce the waste going into landfills.
5. Be able to use multiple Email addresses if desired.

While not all Email communications require your authorization, some do. By completing and returning this authorization, you are consenting to receive all Association communications by Email.

AUTHORIZATION

The undersigned member(s) of **Eucalyptus Grove Owners Association** ("Association") hereby request(s) and authorize(s) the Association and its management company to Email (in lieu of mailing by U.S. Postal Service) all notices, communications, financial statements, and other information about or concerning the Association. This authorization shall include, but not be limited to, those notices required by the Association's governing documents or by law. The undersigned is (are) authorized to accept Email notifications on behalf of all owners of the unit indicated and Emails sent to the email address(es) below shall be deemed to be an Email to all owners of the unit. This authorization may be withdrawn at anytime, but is effective until changed in writing and delivered to the Association's management company.

If this form is sent by fax or emailed, the reproduced signatures below shall have the same effect as if manually signed.

Address of
Unit(s) Owned: _____ **Date:** _____

1st Email Address: _____

Owner's
Name: _____ **Signature:** _____
Please Print

2nd Email Address (If Desired): _____

Owner's
Name: _____ **Signature:** _____
Please Print

Please mail or fax to the Association. If you prefer, you may scan and email to JamesN@Bartlein.com

The Mailing Address for The Association is In Care Of:

 **Bartlein
& Company, Inc.**

enviroscaping, inc.

485 VENADO DRIVE, SANTA BARBARA, CA 93111

(805) 683-6196 · FAX (805) 692-1877

EMAIL enviroscapinginc@cox.net

www.enviroscapinginc.net

Dear Valued Client,

Our company, Enviroscaping, Inc. as our name implies, makes every effort to be environmentally sensitive. Enviroscaping's President Lalo Mora was one of the first in our County to become an Integrated Pest Management Community Advisor which is why we take an IPM (Integrated Pest Management) approach to pest and weed control in the landscaping. IPM programs utilize regular monitoring to determine if and when treatments are needed for plants with insect or disease problems. Treatments may be physical (ie; hand pulling), mechanical (ie; weed whipping), cultural (ie; mulching), biological (ie; releasing natural predators), and chemical (ie; pesticides). With IPM programs, treatments are not made according to pre-determined schedules. Instead, treatments are chosen for maximum effectiveness and the least amount of hazard to non-target organisms and the environment. We use rotation of methods so that resistance to one treatment is not built up by the pest.

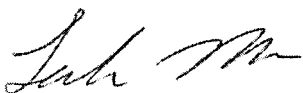
When pesticide application is warranted we use the lowest toxicity options on the market. The list of possible chemicals (some organic and some synthetic) that may be used by Enviroscaping, Inc. includes: Aquamaster, Bayleton, Cleary's 3336, Conserve, Glyphosate, Gopher Getter, Insecticidal Soaps, Kocide, Lontrel, Mauget, Merit, M-Pede, Neem Oils, Ornamec, Snapshot, Sluggo, Trimec, Turflon, and Ultra-Fine Oil.

All of our staff is trained and re-trained on an annual basis on the proper and safe use of chemicals in the landscape. We prepare monthly reports of any chemicals used for the Santa Barbara Agricultural Commissioner. We participate annually in continuing education on the use of pesticides in order to maintain our Pesticide Applicator's License. We hold all proper qualifications and licensing with the state and county. The safety of our employees and our clients is of utmost importance to us and we would not expose any of our staff or you to anything that we would not feel comfortable using ourselves. Please note that the crew members in the process of applying a spray treatment should not be approached by people or pets, and treated plants should not be handled until dry. Service visits may include the use of landscape chemicals. You will be informed if adjustments are made to the schedule.

In order to comply with interpretations of California's Proposition 65 and other regulations, please accept this letter as notice from Enviroscaping, Inc. that our landscape maintenance service visits may result in the presence or application of certain items that are considered to require notification. There are over 750 chemicals on California's notification list. A complete list can be found on the California Office of Environmental Health Hazard Assessment's Web site www.oehha.org. In the context of landscaping, items such as fertilizers, selected herbicides, certain pesticides, and horticultural oils are among the designated chemicals. Also included is the engine exhaust from gas-powered lawnmowers, weed-whips, blowers, etc.

Enviroscaping, Inc. is committed to providing the highest level of service to our clients with the least amount of environmental impact. President Lalo Mora, served many years as a bi-lingual guest instructor for the Green Gardener Program and we pay for our employees to become Certified Green Gardeners. In addition, we have a large number of employees who are Certified Advanced Green Gardeners. On their website, there is a nice article written about Lalo and his commitment to be environmentally sensitive.

Sincerely,



Lalo Mora

California Contractor's License #797595 - Pesticide Applicator's License #23310-00000

5/21/10
m



Bartlein & Company, Inc.

Managers of Real Property

M A Y, 2 0 1 0

EUCALYPTUS GROVE HOMEOWNERS ASSOC.

7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		5,000.00		
MAINT. FEES/ASSESSMENTS	61,890.00	7.6%	324,219.09	39.7%	816,240.00
LATE FEES	20.00	N/A	450.71	N/A	- 0 -
INTEREST INCOME	- 0 -	0.0%	- 0 -	0.0%	8,500.00
OTHER INCOME	60.00	N/A	120.00	N/A	- 0 -
TOTAL INCOME	61,970.00	7.5%	324,789.80	39.4%	824,740.00
CLEANING & JANITORIAL	995.00	8.3%	5,360.00	44.7%	12,000.00
ELECTRIC	1,356.64	5.9%	7,694.57	33.5%	23,000.00
LANDSCAPE MAINTENANCE	5,085.00	8.1%	30,510.00	48.4%	63,000.00
LANDSCAPE SUPPLY & EXTRAS	234.56	1.0%	3,749.56	15.6%	24,000.00
MANAGEMENT FEES	2,231.00	8.3%	11,155.00	41.7%	26,772.00
PAINTING & DECORATING	- 0 -	0.0%	1,440.00	144.0%	1,000.00
POOL MAINT & SUPPLIES	920.57	7.4%	4,030.88	32.2%	12,500.00
POOL HEATING (GAS)	666.66	6.7%	4,014.59	40.1%	10,000.00
REPAIRS & MAINTENANCE	3,672.76	7.3%	28,224.63	56.4%	50,000.00
RUBBISH REMOVAL	4,195.34	7.9%	21,706.10	41.0%	53,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	102.64	2.1%	982.72	19.7%	5,000.00
WATER & SEWER	3,390.00	13.6%	6,720.09	26.9%	25,000.00
INSURANCE	4,385.20	4.0%	21,925.50	19.9%	110,000.00
PEST CONTROL	545.00	27.3%	609.00	30.5%	2,000.00
PROFESSIONAL FEES	648.00	13.0%	3,587.00	71.7%	5,000.00
TELEPHONE EXPENSE	40.45	8.1%	195.33	39.1%	500.00
MISCELLANEOUS EXPENSE	50.43	1.7%	1,191.35	39.7%	3,000.00
OPERATING EXPENSES	28,519.25	6.7%	153,096.32	35.7%	428,272.00
RESERVE EXPENDITURES	- 0 -	0.0%	5,714.75	1.2%	460,100.00
TOTAL EXPENDITURES	28,519.25	3.2%	158,811.07	17.9%	888,372.00
CASH FLOW: Income-Expense	33,450.75	-52.6%	165,978.73	-260.8%	(63,632.00)
INCOME TAX	- 0 -	0.0%	(1,576.00)	52.5%	(3,000.00)
TRANSFER TO RESERVE	(33,450.75)	N/A	(164,402.73)	N/A	- 0 -
TRANSFER FROM RESERVE	- 0 -	0.0%	- 0 -	0.0%	66,632.00
OTHER TRANSACTIONS	(33,450.75)	-52.6%	(165,978.73)	-260.8%	63,632.00
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET

APRIL 30, 2010

(Unaudited)

EUCALYPTUS GROVES OWNERS' ASSOCIATION**ASSETS:**

Operating Account				\$5,000.00
Savings/Reserves:		Rate (%)		
MM	Community West Bank # 1502484	0.77	\$258,328.06	
7/8/10	CDARS/Gibraltar Private B&T # 1009860815	0.46	50,000.00	
7/8/10	CDARS/Gibraltar Private B&T # 1009857385	0.46	90,000.00	
5/20/10	CDARS/TowneBank # 1009505411	0.48	90,000.00	
5/20/10	CDARS/TowneBank # 1009498393	0.48	140,000.00	
7/8/10	CDARS/Gibraltar Private B&T # 1009861455	0.46	60,000.00	
5/13/10	CDARS/Cole Taylor Bank # 1009455791	0.48	100,000.00	
5/13/10	CDARS/Cole Taylor Bank # 1009456771	0.48	90,000.00	
6/10/10	CDARS/Sterling National Bank # 1009657254	0.48	100,000.00	
7/15/10	CDARS/First County Bank # 1009925399	0.45	<u>30,000.00</u>	1,008,328.06
Accounts Receivable:				
Due From Unit Owners			34,835.64	
Other Receivables			<u>0.00</u>	34,835.64
TOTAL ASSETS				\$1,048,163.70 =====

LIABILITIES:

Accounts Payable		\$0.00
Prepaid Assessments		4,593.50
TOTAL LIABILITIES		4,593.50 -----

FUND BALANCES:

TOTAL LIABILITIES & FUND BALANCES		1,043,570.20 -----
		\$1,048,163.70 =====

Prepared by:



Bartlein
& Company, Inc.
Managers of Real Property

This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.